

## Collie, 35 Coombes Street

### Comfy Cottage Packed With Features

3  1  1 

**For Sale**  
From \$359,000

**View**  
[ljhooker.com.au/17JGHND](http://ljhooker.com.au/17JGHND)

**Contact**  
**Mitch Davidson**  
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**Emily Chappell**  
0447 340 344  
[emily.chappell@ljhsouthwest.com.au](mailto:emily.chappell@ljhsouthwest.com.au)

Step inside the lovely cottage home of 35 Coombes Street Collie. Perfect opportunity for the first home buyer or would make a great investment.

This 3 bedroom, 1 bathroom fibro and iron home is situated on a large 1,012m2 block and located within walking distance to the CBD, the Collie River and all local amenities. The large, powered workshop is the handy man's dream add to that spacious yard and back lane access and neat as a pin home, this property is definitely worth your inspection!

#### Why Buy Me:

- Fibro home with iron roof
- Single Carport
- Kitchen features breakfast bar, scullery, dishwasher, rangehood and electric stove
- Open plan dining/family area features log fire and vinyl planks underfoot
- Lounge area with Jarrah polished floorboards and ceiling fan



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**(08) 9791 6880**



- Queen size master bedroom with sliding door access to back patio, ceiling fan, carpet and semi-ensuite
- Semi ensuite with vanity, corner shower and W/C
- 2 x Queen size minor bedrooms with timber blinds, new ceilings fans
- Laundry with single wash trough and separate W/C
- Electric hot water system
- Outdoor paved patio area
- Security cameras
- Large, powered workshop with log fire, PA and sliding door access
- Woodshed
- Rear access to the property
- Cottage garden with variety of fruit trees
- Secure front and back yards

For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344.

Land Rates: Approx. \$2,133.39 p.a.  
 Water Rates: Approx. \$1,564.13 p.a.  
 Land Size: 1012m2  
 Build Year: 1918

Disclaimer: whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

Property ID	17JGHND
Property Type	House
House Size	118 m2
Land Area	1012 m2
Including	Workshop Secure Parking Fully Fenced

**Mitch Davidson 0408 910 337**  
 Licensed Sales Agent / Branch Manager - Collie |  
 mitch.davidson@ljhsouthwest.com.au  
**Emily Chappell 0447 340 344**  
 Buyers Representative for Mitch Davidson | Emily.chappell@ljhsouthwest.com.au

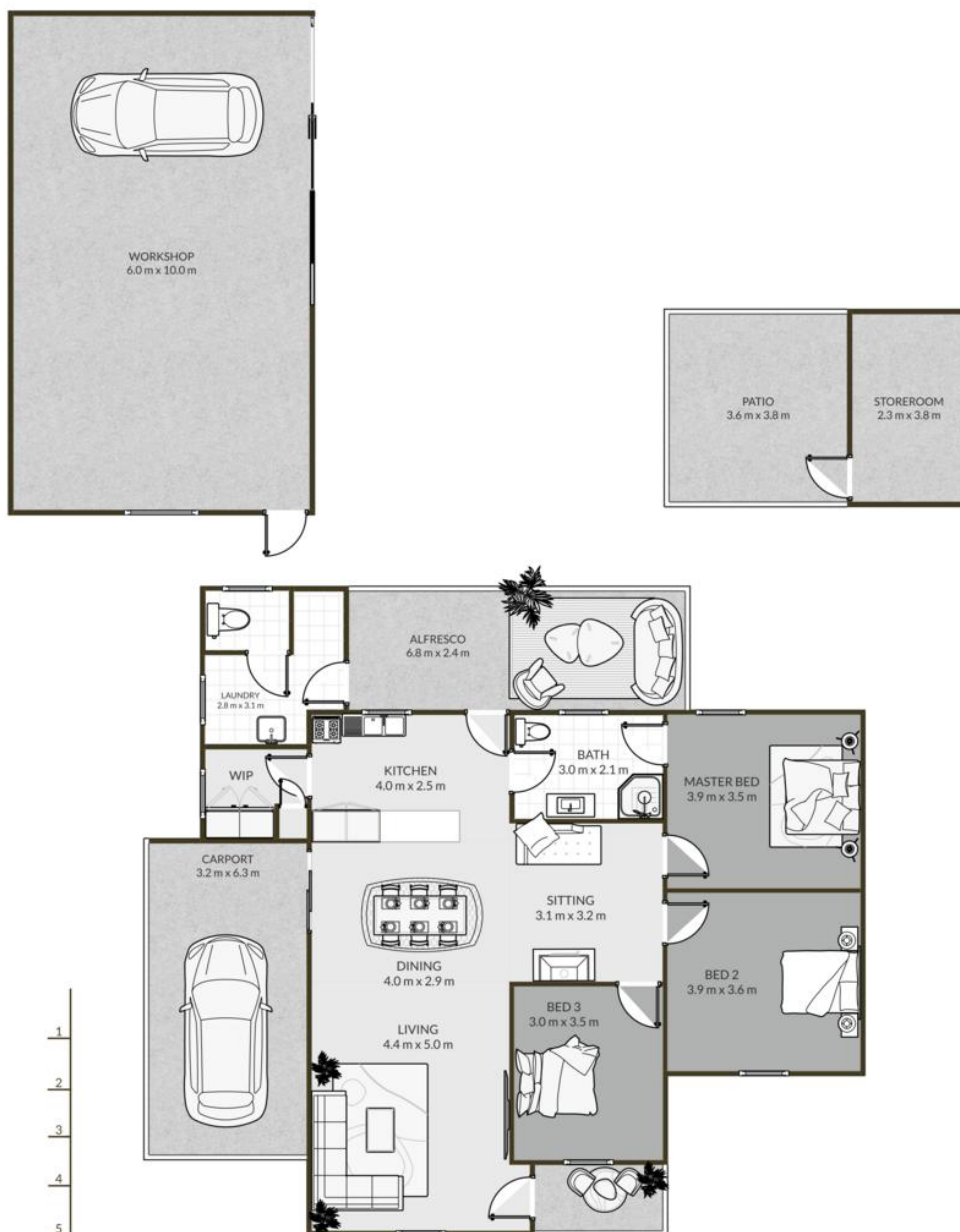
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MITCH DAVIDSON  
0408 910 337

 **LJ Hooker**

35 COOMBES STREET, COLLIE

 3 BED  1 BATH  2 CAR

TOTAL: 238 m<sup>2</sup>

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